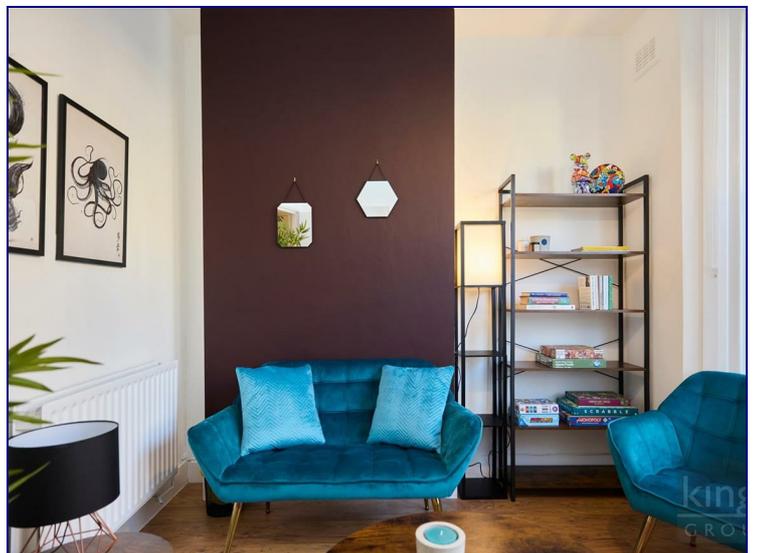
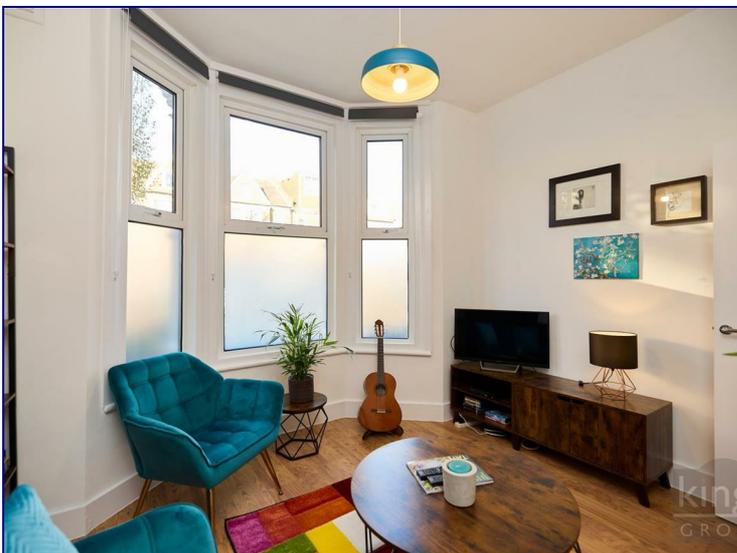


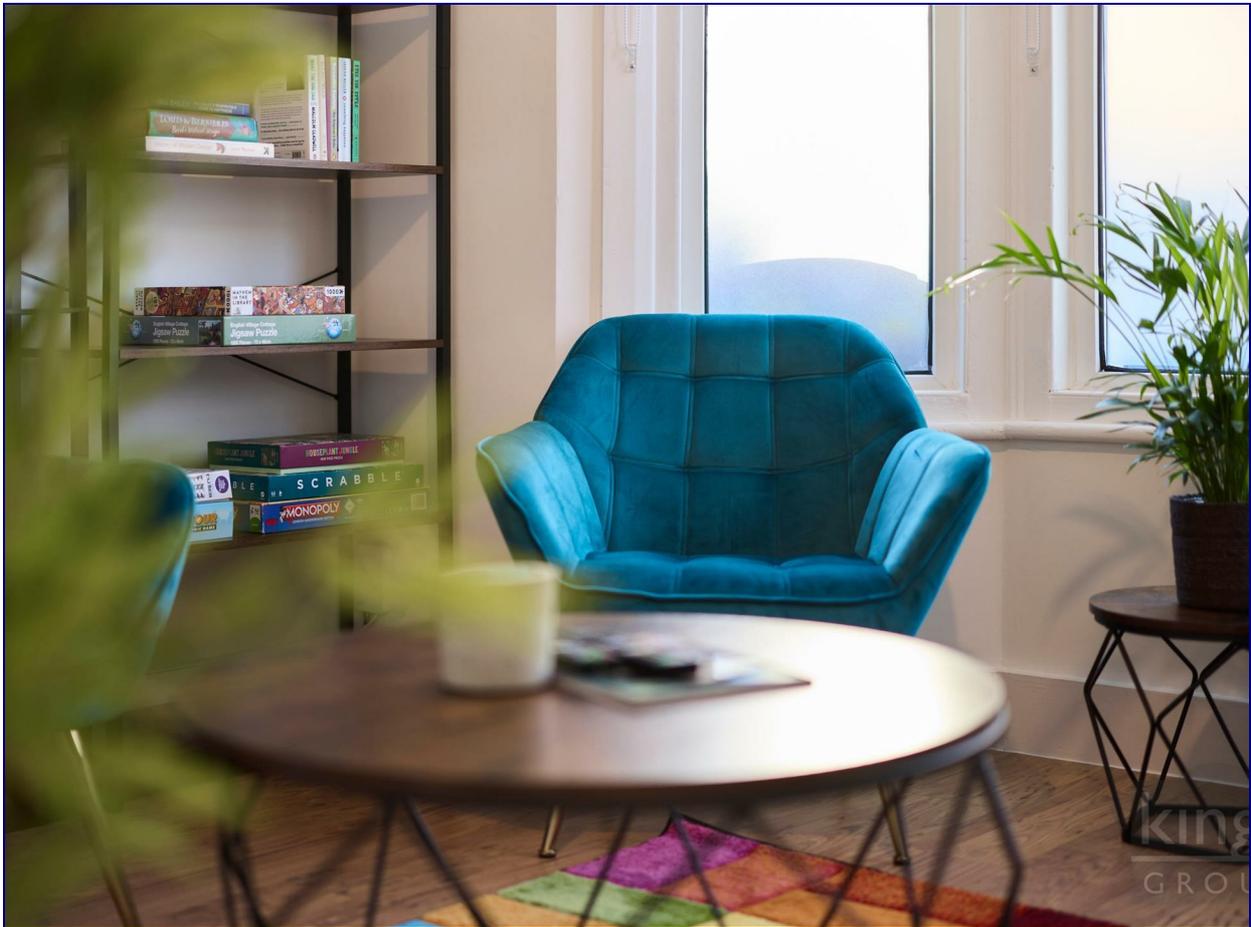
Colless Road, London, N15 4NR



£375,000

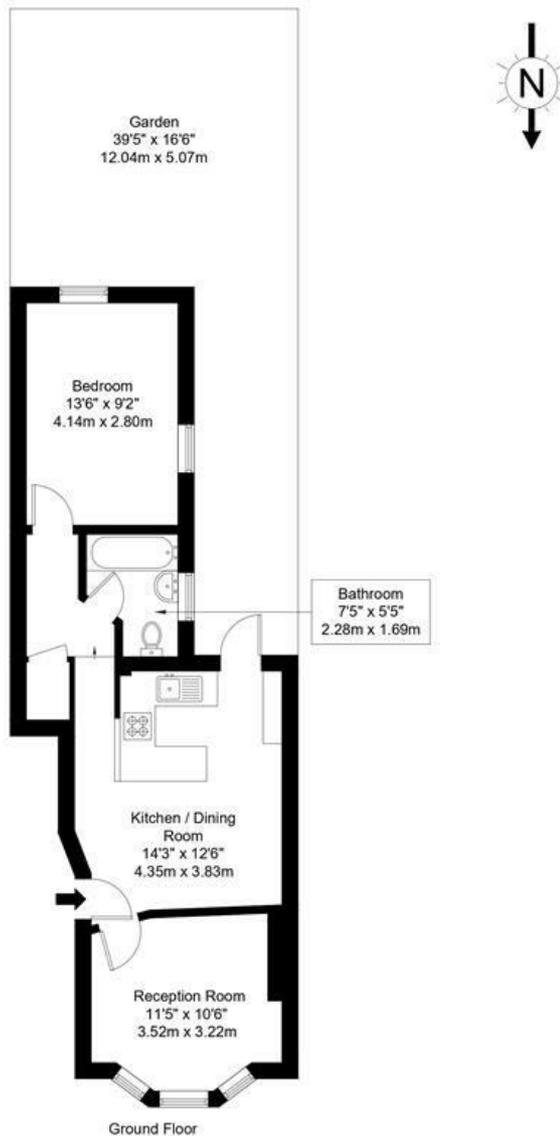
Kings Group are delighted to present this immaculate one-bedroom ground-floor flat, ideally located just minutes from Seven Sisters Underground and Overground Station. Beautifully maintained throughout, the property offers a bright and spacious lounge, a modern fitted kitchen with direct access to a south facing garden, a generous double bedroom, and a contemporary three-piece bathroom suite. This is an excellent opportunity for first-time buyers or investors alike.

Perfectly positioned in the heart of Tottenham, the home is only a short walk from Seven Sisters Station (Zone 3 – National Rail and Victoria Line), providing superb transport connections into Central London and surrounding areas. Seven Sisters High Road offers a wide range of shops, cafés, and local amenities, while the area also benefits from numerous schools and colleges. Tottenham Retail Park is just a short drive away, featuring popular restaurants and major retail stores.



Colless Road, N15 4NR

Approx Gross Internal Area = 47.67 sq m / 513 sq ft



Ref :

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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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